



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

November 12, 2003

SUBJECT: **2003-0769** - Application for a 5,385 square foot site located at **1157 White Pine Terrace** in a R-1.5/PD (Low Medium Density Residential/Planned Development) Zoning District (APN: 213-11-056):

Motion Special Development Permit to allow a 308 foot patio enclosure.

REPORT IN BRIEF

Existing Site Single Family Residential
Conditions

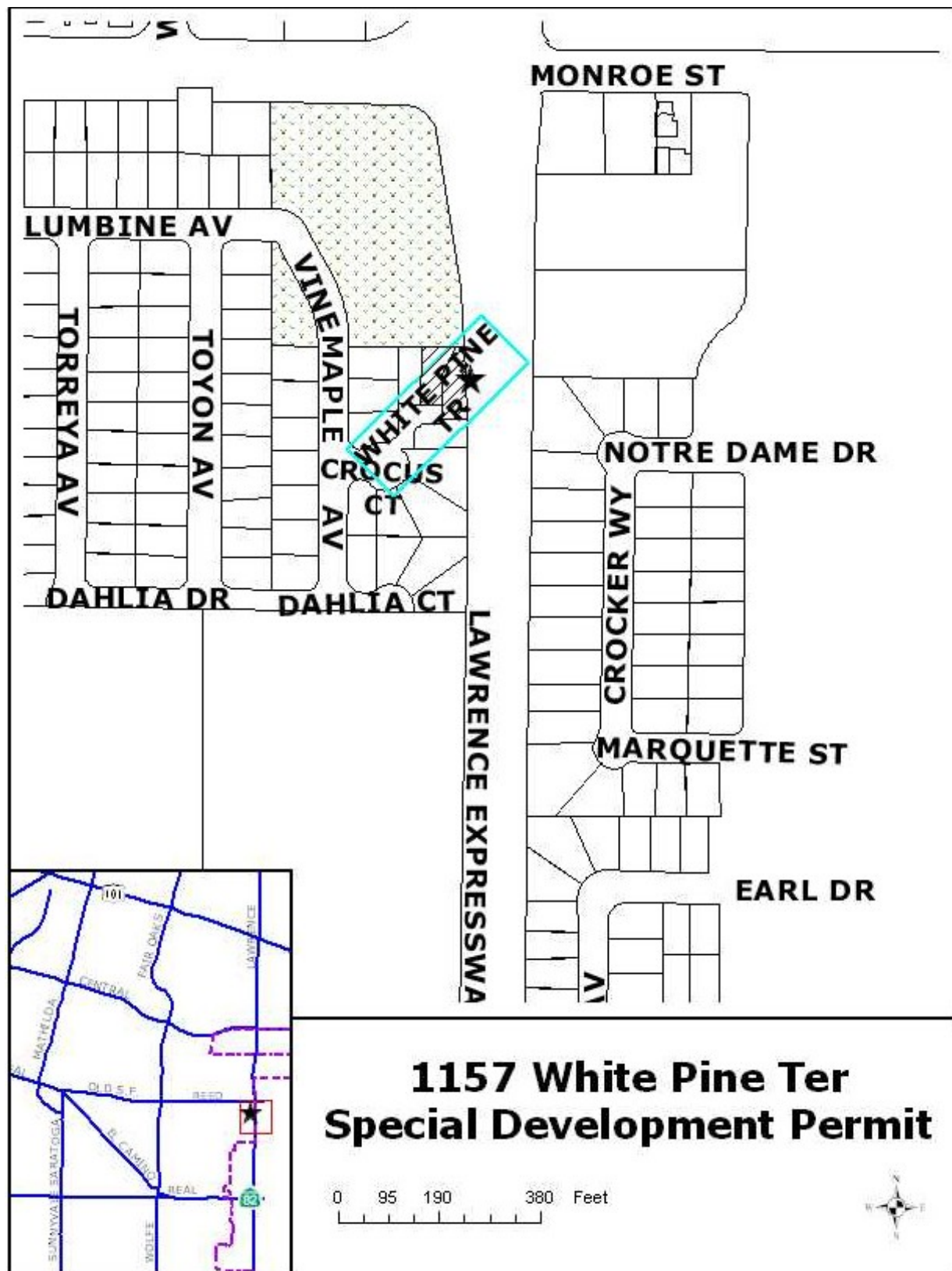
Surrounding Land Uses

North	Multi-family Residential
South	Single Family Residential
East	Lawrence Expressway
West	Single Family Residential

Issues Floor Area Ratio, Aesthetics

Environmental A Class 3 Categorical Exemption relieves this project
Status from California Environmental Quality Act provisions
and City Guidelines.

Staff Approve with Conditions
Recommendation



PROJECT DATA TABLE

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED/ PERMITTED</u>
General Plan	Low Medium Density Residential	Same	Low Medium Density Residential
Zoning District	R1.5/PD	Same	Same
Lot Size (s.f.)	5,385	Same	3,600 min
Gross Floor Area (s.f.)	2,847	3,155	By SDP
Lot Coverage (%)	32%	38%	40% max.
Floor Area Ratio (FAR)	53%	59%	None
Building Height (ft.)	24'	Same	30' max.
Patio Enclosure	N/A	9'	
No. of Stories	2	2	2 max.
Setbacks (facing prop.)			
• Front	8'	8'	20' min. (8' by SDP)
• Left Side	57'	43'	4' min (12" combined side yard)
• Right Side	5'	5'	4' min (12" combined side yard)
• Rear	5'	5'	20' min (5 by SDP).
Landscaping (sq. ft.)			
• Total Landscaping	2, 298	1,990	1,077 min.
Parking			
• Total No. of Spaces	4	Same	4 min.
• No. of Covered Spaces	2	Same	2 min.

ANALYSIS

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1989-0676	Tentative Map/Special Development Permit to allow a 5 lot subdivision	Planning Commission/ Approved	7/11/89
1989-0541	General Plan Amendment from Residential Low Density to Residential Low Medium Density	Planning Commission/ Approved	7/11/89
1989-0061	Rezone from R-0 to R-1.5/PD	Planning Commission/ Approved	7/11/89

Description of Proposed Project

The proposed project is the addition of a 308 square foot enclosed patio room at the rear of an existing single family house. The proposed patio enclosure would not be visible from the public street. Additionally, the enclosure will utilize similar colors as the main structure. The home was built in 1990 as part a four-lot subdivision. The site meets all standard development requirements with the exception of certain existing setback deviations.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

Special Development Permit

Use: The proposed use is for a patio enclosure at the rear of the home. As noted in the applicant's letter (See Attachment#4), the room would be primarily utilized for recreational use by the children. Staff had some initial concerns as to whether the room could be converted to a bedroom or additional living space. The structure would be pre-fabricated and attached to the home. Staff has included Condition of Approval #4 to ensure that the enclosed area will

remain subsidiary in nature and not be converted into living area in the future; therefore, no heater or air conditioning unit can be added to this room.

Site Layout: The original development was approved with deviations of setbacks for each lot. The layout of the home on the property allows for a small front and rear yard, as shown in the site plan in Attachment #3. However, the left side of the property is essentially used as the back yard and is quite large. The patio enclosure will extend 14 feet from the home into this yard. The structure will maintain a 43 foot setback to the property line (north side). The patio enclosure enables all existing setbacks to be maintained. A sliding glass door allows access to the backyard area. The area is currently used as a concrete patio area as shown in the photos of Attachment #5.

Architecture: The existing two story single family home was built in 1990 as part of a subdivision; including three additional homes adjacent to the site. Two homes, including the subject site, utilize horizontal wood siding as exterior finishes to the building. The two remaining units utilize stucco material. The pre-fabricated patio enclosure will be painted to match the main structure. The patio enclosure would not utilize the same exterior or roof material of the home. Staff feels that the addition will blend in with the main structure adequately. As noted previously, the room would not be used for habitation purposes.

The following Guidelines were considered in the analysis of the project architecture.

Design Policy or Guideline (Architecture)	Comments
<i>Single Family Home Design Techniques</i> <i>3.5 J. Use roof forms for additions that blend comfortably with the roofs of the existing home.</i>	The patio room will incorporate a gable element consistent with the main structure. The colors of the new addition will match the home as well, including white trim along the roof line.

Landscaping: The applicant does not propose any new landscaping with this project. As noted in the "Project Data Table" on page 2, the site will retain approximately 1,900 square feet of landscaping; therefore, the site maintains the required landscaping for properties located in the R1.5 Zoning District.

Parking/Circulation: The site meets parking standards for single family homes with two covered spaces and two uncovered spaces. The project does not propose to modify the existing parking on-site.

Compliance with Development Standards

The project meets the development standards of the original Special Development Permit. No additional deviations are proposed with this project.

Expected Impact on the Surroundings

There are no expected impacts of the proposed project to the surrounding neighborhood. The rear addition is not visible from the street. Staff feels that the site will maintain adequate open space, and the new addition (not intended for living area) will not substantially increase the overall size and scale of the current single family home.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Special Development Permit.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• Mailed to the adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Alternatives

1. Approve the Use Permit with the attached conditions
2. Approve the Use Permit with modified conditions.
3. Deny the Use Permit

Recommendation

Recommend Alternative 1.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Fred Bell
Principal Planner

Attachments:

1. Findings
2. Conditions of Approval
3. Site and Architectural Plans
4. Letter from the Applicant
5. Site Photos

Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project allow the owner to expand the home while maintaining standard development requirements of the Zoning District and combining district.

Land Use and Transportation Element

N1.2 Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

The proposed patio enclosure at the rear of the home will not negatively impact adjacent uses. The subject lot is the largest in terms of square footage of the four properties that were part of the original subdivision. The increase in the overall floor area would not result in a property that is substantially out of character to neighboring homes. The new addition is not to be converted to habitable area as required by the conditions of this permit.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the addition maintains the existing setbacks and is compatible in scale to the surrounding single-family development. The addition will be utilized as a recreational area and, as conditioned, will not be converted to living space.

Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval for this Permit.

1. The Special Development Permit shall expire two years from the date of approval by the final review authority if not executed or if the use is discontinued for a period of one year or more.
2. Obtain a building permit.
3. Project shall be in substantial conformance to the approved plans. Minor changes may be approved by the Director of Community Development. Major changes shall be subject to approval at a public hearing.
4. The patio enclosure shall not be converted to living space. No heater or air conditioning unit shall be installed within the new patio/recreation room.